



MONTHLY
Bundle of Writes
NEWS AND EVENTS FOR IRWA CHAPTER 67

DECEMBER 2019

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PRESIDENT'S MESSAGE

Amanda Fitch
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Hello Chapter 67 Members and Friends!

I hope you are enjoying the start of the holiday season and preparing to start a new decade! At the end of the year, many people begin to reflect on the past year and give thanks for the blessings which have come into our lives. I am so thankful for my husband, 2 year old son, my beautiful home and my amazingly supportive extended family. But I can't help but to always be so grateful for the opportunity to be involved with IRWA as I have the past 3 years that I have served on the Executive Board. My 2019 was full of exciting things, one of them being the chance to represent our Orange County members at the various IRWA events. This has been a rewarding experience, to say the least, and has really shaped my professional life.

I had a blast at the Tri-Chapter luncheon hosted by Chapter 57 this past week. It was great seeing such a great Chapter 67 presence at this event and the speaker was fantastic when discussing the transportation solutions proposed for the 2028 Olympics in Los Angeles. Check out the pictures later in this newsletter.

P R E S I D E N T



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Our November luncheon had such a great turn out. Jonis Smith with Dudek provided such valuable insight to the history of flooding issues in Laguna Beach as well as the steps being taken by the City and his firm for remediation to prevent further catastrophic damages. The videos and images he provided were astounding and his presentation was very insightful.

Once all the holiday madness has settled, please be sure to join us on Tuesday, January 14 at the Holiday Inn in Santa Ana. We will be having John Ellis with Integra Realty Resources present on the economic status and forecast for 2020. In addition, this is our special New Member Recruitment Luncheon! There is a flyer later in this newsletter. If any member brings a non-member, Chapter 67 will pay for both of your luncheon tickets! Additionally, if that non-member signs up to be part of IRWA, the Chapter will waive the one time registration fee and the new member will receive a voucher for an educational course hosted by Chapter 67. This is an amazing deal

and we hope to see many new faces in January!

Don't miss the crossword puzzle at the end of this newsletter. If you send a completed crossword to Alyson Suh, your name will be entered into a drawing for a free luncheon. The drawing will take place at our January Luncheon.

As I've said many times, if you have a speaker or topic you would like to see covered at one of our luncheons or in this newsletter, please reach out me at info@irwa67.org. Stay up to date with all things happening with Chapter 67 on our website at www.irwa67.org.

Have a wonderful holiday and see you in January!



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Welcome back readers to the December edition of our newsletter. If you would like to contribute content to the newsletter, advertise, have questions or any ideas to improve the content, please contact me.

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UPCOMING EVENTS

January Luncheon

John Ellis with Integra Realty Resources will present on the economic status and forecast for 2020

DATE/TIME

January 14, 2020
 11:30 AM - 1:00 PM

[Click here to Register](#)

LOCATION

Santa Ana/ Airport
 Holiday Inn
 2726 S. Grand Avenue
 Santa Ana, CA 92705

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NEW MEMBER RECRUITMENT LUNCHEON

SPEAKER:

JOHN ELLIS

INTEGRA REALTY RESOURCES

2020 STATE OF THE ECONOMY

WHEN

January 14, 2020

11:30am

WHERE

Holiday Inn/Santa Ana

2726 S. Grand Avenue, Santa Ana, CA

FREE ADMISSION

Any member who brings a non-member—both of your admissions are free! (\$50+ savings)

WAIVED REGISTRATION FEE

Waived IRWA Membership registration fee for any non-member in attendance who signs up to be a member by June 2020. (\$25 savings)

FREE IRWA COURSE

Any non-member who becomes a member will receive complimentary course hosted by Ch. 67. (Up to \$400 value)



To claim FREE luncheon attendance, please contact Amanda Fitch afitch@mobilitie.com

REGISTER HERE

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For questions regarding IRWA education, whether it be information on a particular course, how to register, potential upcoming courses, or the credentialing program, please reach out to James.



COURSE 800

Principles of Real Estate Law

This course is designed to build on the basics of real estate law provided by Course 100 "Principles of Land Acquisition" and to assist right of way agents, property managers and others in collaborating with property owners and attorneys. This introductory level course provides novice employees dealing with real estate issues with basic right of way information and experienced employees with a broader perspective on legal issues and applicable law.

DATE/TIME

January 21-22
 8:00 AM - 5:00 PM

LOCATION

Quail Hill Community Center
 39 Shady Canyon
 Irvine, CA 92603
 (949) 724-6620

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IRWA Chapter 67

[Download Course Flyer](#)



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ARTICLES

Understanding Land Records in California; The Perspective of a Title Insurance Underwriter

By Larry Lacombe

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Ed. Note: Mr. Lacombe is a land title consultant, skilled and expert witness in State and Federal Courts; currently Region Underwriter for Old Republic National Title Insurance. He started as a title searcher in 1972. Copyright 2019



This is a brief introduction to the subject. Understanding land records requires knowledge of the various types of documents, the recording process and the location of the records and how they are treated under the pertinent laws.

Title insurance policies define public records as: "established under state statutes at Date of Policy for the purpose of imparting constructive notice of matters relating to real property to purchasers for value and without Knowledge." We always bear in mind, though, that matters appearing of record may be subject to contrary facts that do not appear of record and we appreciate possible rights, risks and issues that are not disclosed by the record but may be indicated by something in a recorded document.

Naturally, the title examiner must recognize doubtful or conflicting interests and priorities that appear of record or are indicated by recorded documents and the difficulties with locating records and documents as well as recording, delayed recording, delivery, split chains of title and

defective documentation are familiar to experienced landman, title searcher and title examiner anywhere. Those important aspects range far beyond this brief introduction. There is a constant need for these professionals to avoid the unauthorized practice of law, so although this introduction contains reference to statutes, cases and treatises for convenience, the writer is a non-lawyer and no legal advice is offered here.

Land Title and Title Insurance

Generally, the term land, in its title insurance usage, includes not only the face of the earth but everything over or under it including structures and minerals. In California, a parcel of land includes ownership in the land under adjoining streets and waterways (1112 and 831 Civ. C., 2077 C.C.P.), even though the deeds transferring record ownership almost never describe or even mention the adjoining streets or waterways. Even if the owner has title to adjoining streets - the title insurance policy definition of "land" often excludes such ownership from coverage.

Following are a few highlights of title insurance considerations and concerns and when exploring land records.

State and Federal Law

States have exclusive jurisdiction over the land within their borders, and their law concerning the kind of interests that

can be held, how they are created, and how they are transferred is not subject to any other State's law or federal law. This includes state law regarding the creation effect and maintenance of land records.

Exceptions related to land records are: the federal exercise of Eminent Domain (See e. g. 40 USC 58, 258(b) stating that title passes upon filing a proper declaration of taking under 40 USC 3114), transfer or encumbrance of federal land or Indian Land, and the imposition of federal judgment or federal tax liens, recording, validity and priority of which are governed by federal law.

Example: Matters relating to the right of succession to real property are governed by the law of the state in which the property is situated. Estate of Hills, 176 C. 232, 168 P.20 (1917). This is the law across the United States (Lex Loci Rei Sitae). Watkins v. Holman's Lessee, 41 U.S. 16 Pet. 25, 10 L.Ed. 873.

Example: Federal law governs disposition of allotted trust lands in the estate of a deceased Indian owner. The 1983 Indian Land Consolidation Act (ILCA) and the third amendment to ILCA by the 2004 American Indian Probate Reform Act (AIPRA) was the first federal probate code and preempts state intestacy laws. AIPRA also allows tribes to institute their own tribal probate codes.

For some peculiar federal law holdings regarding records and "Notice" under federal law, see: *Hotch v. United States*, 14 Alaska 594; 212 F.2d 280 (9th Cir. 1954) (stating that pursuant to 44 USC 1507, the Federal Register is a recording statute and matters published therein are matters of public record imparting constructive notice). Also, see *Hahn v. Alaska Title Guaranty Co.*, 557 P.2d 143 (Alaska 1976).

Public Records and Private Title Plant Records

The ordinary land title examination in California depends on a search of the records maintained in a privately-owned title plant. Even though a search of public records directly is possible, it is time consuming and requires different methods. Many urban areas have more than one title plant, maintained by competing title insurance companies.

The private title plant can be expected to reflect references to documents that typically might affect real property. Public records, however, include a wide variety of documents, including birth certificates, bail declarations, and judicial officers' bond, among others that have nothing to do with real property. Over the years title plant records have generally omitted reference to such documents as well as cemetery deeds, water rights transfers, improvement assessment and bond notices, among others.

Private title plant records include, among other things: (1) An index of documents that describe the property (sometimes called the "Property Index"), (2) An index of documents that name parties, but do not describe the property (sometimes called the "General Index"); these include judgment and tax liens and (3) A library of document copies.

Special Records

A title examiner may need to explore

records of the Department of the Interior, Bureau of Land Management (BLM) (Title 43, U.S. Code) or Bureau of Indian Affairs (BIA) (25 CFR 150.2 (m)) on Public Domain or Indian Land.

The transfer or encumbrance of federal land or Indian Land must appear on federal records. Recording in the Land Title Records Office imparts constructive notice. Act of June 30, 1834 (4 Stat. 738; 25 U.S.C. 9). Act of July 26, 1892 (27 Stat. 272; 25 U.S.C. 5). Reorganization Plan No. 3 of 1950 approved June 20, 1949 (64 Stat. 1262).

BIA Land Titles & Records repositories cannot usually be viewed directly, but a request can be made for a BIA Title Status Report from the Land Titles & Records Office, and an Informational Title Report can be requested from a local BIA Agency office. In the Land Titles & Records Office, a document can be rejected or even "unrecorded" if a "fatal" defect is discerned (e.g. missing or invalid Federal approval, lack of proper execution, missing legal description)

The examiner may also need to consult State, County, or City agency records if he is asked to cover leases or permits from those agencies.

California Land Titles

The legal and historical basis for land title ownership in California begins with private grants from the Spanish and Mexican authorities; the treaty with Mexico that respected those grants (9 U.S. Stats 922), and, finally, the admission of California as a State September 9, 1850. The grants from Spanish and Mexican authorities were each subject to official approval and the issuance of confirming U.S. patents. The land that was left over from these confirmed Spanish and Mexican grants was and remains Public Domain.

State-Owned Land

Western states received title to an enormous amount of land from Public Domain by means of common law, by statute requiring patent, and by Congressional Grant, and by List. Neither the Congressional Grant nor the List typically appears in County Official Records. The State maintains extensive records on these lands, usually administered by a State Lands Commission.

Federal Government Land

The term "Public Land" includes "acquired lands" and "Public Domain." Title to land owned by the Federal Government is always vested in "the United States of America," though the administrator of title is a specific federal agency. Records are kept officially by the Department of the Interior, Bureau of Land Management (BLM - formerly the General Land Office), but the administrator of title may also maintain some records pertinent to land ownership. While a federal oil and gas lease on Public Domain will be accepted for filing in BLM records, the private mortgage encumbrance of the lessee's interest may not be so entitled. These BLM records are accessible online and include images of Master Title Plats, Government Township Plats and patents.

Land Acquired from the Government

A U. S. patent does not depend for its validity on a recording under state law, although it is usually recorded to avoid any claim of unmarketability.

As to the land conveyed into private hands by the State and Federal Governments, a variety of subtle but substantial exceptions and reservations apply, including mineral rights and wetlands. These exceptions and reservations do not usually appear in public records but must be recognized as a possibility based on the source of the title and the physical characteristics of the land.

Private Rights in Public Land

Private rights in Public Land are created in a number of different ways that public records do not disclose. The Congressional Grants that create such interests are often conditioned on the filing of a map of definite location in the appropriate U.S. Government office, but no indication of such rights or the map filing usually appear in County Official Records. For a summary of general rules of title practice for insurance based on a patent, see II Ogden's Revised Calif. Real Ppty Law 26.27, p. 1264 (1974).

Off-Record Risk

Title insurers are often asked to issue endorsements covering damage to or compelled removal of structures and improvements: a risk that may be apparent from visible encroachment of apparent violation of setback requirements.

Example: When asked for coverage against damage to structures and improvements that results from the exercise of rights of surface use, underwriters must consider whether such rights have been relinquished of record. If not, then the underwriter must evaluate risk factors that may include, among other things: (1) the presence of oil & gas leases and whether and what type of subsurface development exists on said land or in the vicinity; the location of any wells; what agreements affect the operation and how long the development has existed; (2) the size of the property in question and whether potential subsurface development on said land may be impracticable under the facts and circumstances, or given statutory provisions (e.g. if the drilling or producing of a well on said land is declared to be a public nuisance under provisions in Sections 3600 to 3607, inclusive, of the California Public Resources Code); (3) whether other agreements contain provisions related to surface use, including grants or

reservations on adjoining property; (4) the fractional amount of the minerals or other subsurface substances outstanding, and what fraction is retained by the surface owner; (5) whether drilling and development is prohibited under zoning or other ordinance; (6) how long the minerals have been severed from the surface ownership; (7) location and extent of buildings and improvements; (8) who owns the mineral or other substance, e.g. State or Federal government, private party or energy company.

The Effect of Recording

Although the law permits a range of local government choices for recording procedures, by far the most popular method today is the single book of "Official Records." Older records can be found in various locations. Los Angeles adopted "Official Records" in 1922. The current instrument number sequence was adopted in Los Angeles in 1977. In prior years, each day the instrument numbers began with number "1," although the Book and Page numbers did follow a sequence that dated from 1958. Prior to 1947, the index was not kept in alphabetical order!

The recording laws permit various documents affecting real property to be recorded. Once recorded, these documents are said to impart constructive notice. 1213 California Civil Code. The mere fact that an instrument has been recorded does not give constructive notice thereof unless there is some statute authorizing or permitting such instrument to be placed of record and at the same time making the effect of such recording constructive notice (quoted from Dreifus v Marx, 40 Cal App 2d 461, 465, 104 P2d 1080 (1940)).

Certain documents, including an abstract of judgment have no affect on property until a proper abstract thereof is recorded. To impart constructive notice to third parties, a judgment lien

must be indexed in the Official Records by the County Recorder.

Example, in Hochstein v. Romero, 219 Cal App 3d 447; 268 Cal Rptr 202 (1990) (abstract of judgment not indexed until five months after a bonafide purchaser acquired) and Lewis v. Superior Ct., 30 Cal App 4th 1850; 37 Cal Rptr 2d 63 (1994) (abstract of judgment not indexed until one day after a bonafide purchaser acquired).

The recording laws and the concept of constructive notice exist to provide protection, but the protection is not designed for just any party. The ordinary rule of priority is that the "first in time" prevails, but only if the senior party is a bonafide purchaser for value (BFP). The rules of practice in title insurance are loaded with exceptions and limitations on that rule, and continuing underwriting efforts are made to account for those exceptions and rules as they develop in the courts, legislature and Congress or as they are recognized in practice.

Even though recorded and properly indexed in California County records, a document that omits the required proof of execution does not impart constructive notice for a year. California Civil Code 1207.

By comparison, note the provisions of curative statutes in other selected states: Arizona, ARS 33-411(C) (one year); Colorado, CRS 38-35-102 (ten years); Florida, 95.231 F.S. (five years); Illinois, 765 ILCS 5/31 (immediate cure); Michigan, MCL 565.604 (immediate cure); Minnesota, MS 507.251 (immediate cure); Montana, MCA 70-20-315 (immediate cure); Nevada, NRS 111-347 (three years: Notice: five years: Evidence); New Jersey, 46:21-2 (six years); Ohio, RC 5301-07 (twenty-one years); Texas, Prop. Code 13.001(b); 414 S.W.2d 916, 928 (Tex.1967); Washington, RCW 65.08.030 (immediate cure)

Marketable Record Title Act

Some states have enacted a Marketable Title Act intended to promote marketability by barring or extinguishing all interests of ancient origin, including the fee. "Ancient" is usually defined as forty to sixty years old, (Clearing Land Titles, Second Edition, Paul Bayse (1980)). No such law exists in California.

California's Marketable Record Title Act (880.020 – 882.040 Civil Code) bars and extinguishes certain specified interests, but not all. The constitutionality of the Marketable Record Title Act was upheld in *Severns v. Union Pac. R.R. Co.*, 101 Cal App 4th 1209; 125 Cal Rptr 2d 100 (2nd Dist. 2002).

Example: A deed of trust or mortgage is extinguished 60 years from the recording date unless a timely Notice of Intent to Preserve Security is recorded, or the time is extended by agreement. 882.020 (a) (2) Civil Code.

Example: The Marketable Record Title Act imposes a 30-year statute of limitations on Covenants, Conditions and Restrictions. California Civil Code. 885.030. The statute applies if no Notice of Intent to Preserve Interest is recorded, and no instrument reserving, transferring, or otherwise evidencing the power of termination is recorded. The statute does not operate upon a covenant and agreement with a public body. 880.240 California Civil Code.

Torrens Title Registration

Torrens is one of five general types of title registration systems used in the world and is the only type used in the United States. In 1895, Illinois became the first American state to enact Torrens legislation. Within a few decades, Torrens was adopted by nineteen other states. Since then, the legislation has lapsed or has been repealed in nine of those states. The

Torrens system is used to a substantial extent today in only five states: Hawaii, Illinois, Massachusetts, Minnesota and Ohio. In Hawaii and Massachusetts, Torrens is used statewide. In the other states, use is limited to a few localities: Illinois (Cook County only), Minnesota (Hennepin and Ramsey Counties with minimal registrations elsewhere) and Ohio (Hamilton County with minimal registrations elsewhere). In no state or locality are a majority of parcels registered under Torrens but nearly forty-five percent of all parcels are registered in Hawaii.

California's version of Torrens Title Registration was effective December 19, 1914 and was repealed April 30, 1955. The Torrens System was optional, but once land was registered, an owner could not later use the county recording system - he had to continue Torrens "registration". The original registration followed a court decree in a statutory proceeding similar to a quiet title action. If a registered owner "recorded" documents, instead of registering them, the recorded documents did not impart constructive notice, and are required to be re-recorded after repeal with a recital "re-recorded for the purpose of imparting constructive notice after repeal of the Land Title Law." Patton on Titles, 3rd, 681-691 (2003).

Particular Recorded Documents

Document Not Entitled to be Recorded (But is Recorded Anyway)

As mentioned above, a document that is not entitled to be recorded due to lack of required proof does not impart constructive notice, even though recorded, except for the curative statute. 1207 California Civil Code. Such documents impart constructive notice under the curative statute only after one-year elapses from the recording date.

The County may accept a document

with multiple grantors, but index only those grantors whose execution is properly acknowledged, thereby imparting no notice as to the parties whose names are not indexed.

Documenting Correction of Description Error or Omission

In many cases, the document containing the error was valid and effective, but contains an omission or an incorrect reference. To place a corrective document in the chain of title, it is sometimes necessary to record a document from the grantee back to the grantor, along with a concurrent document from the grantor to the grantee. (Patton on Land Titles, 3rd Ed., § 83, and Ogden's Revised California Real Property Law 2nd Ed., § 10.18).

If a re-recording is appropriate, the parties must re-acknowledge their original signatures to entitle the document to be re-recorded. Certain changes, such as an omitted Book and Page map reference or revised Documentary Transfer Tax are considered "non-material" and re-acknowledgement is waived by the County Recorder.

An error contained in a deed of trust description should be corrected by a modification, not a re-recording. Re-recording may create a chain-of-title problem and also creates a second recording reference, inviting a further error or omission at the time of reconveyance. Re-recording a trust deed these days is also expensive due to the lenders' fondness for the long form.

If the parties are unavailable for execution, a court action to reform or cancel an instrument may be necessary.

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THE NOSSAMAN REPORT

Nossaman, LLP is the IRWA's advocacy partner and writes weekly updates. In case you missed this week's update, we've included it below.

If you would like to see past advocacy updates, please [click here](#).

The White House

- Labor and trade unions and associations announced that they will hold a forum in midFebruary for Presidential candidates to discuss the nation's infrastructure issues. <https://aashtojournal.org/2019/11/22/labor-trade-associations-plan-infrastructure-forum-for-presidential-candidates/>

Congress

- Both Chambers are in session this week.
- The House Transportation and Infrastructure ("T&I") Committee's Highways and Transit Subcommittee will hold a hearing on freight transportation on Thursday. <https://transportation.house.gov/committee-activity/hearings/wheres-my-stuff-examining-the-economic-environmental-and-societal-impacts-of-freight-transportation>
- T&I Committee Republicans sent a letter to Speaker Pelosi last Tuesday pointing to the partisan pipeline safety markup as evidence of the Committee's lack of bipartisanship. The letter stipulates that a bipartisan approach is "necessary" to address surface transportation and other issues under the Committee's jurisdiction. https://republicanstransportation.house.gov/uploadedfiles/2019-11-26_letter_to_pelosi_bipartisanship.pdf

Analysis

- In last week's update, we speculated that the partisan T&I markup of the pipeline safety bill would have ripple effects, and T&I Republicans made it clear that it will. The likely outcome of the letter is that nothing will change—House rules and procedures give broad control to the majority party at the Committee level and on the Floor, so T&I Chairman DeFazio (D-OR) will be able to write legislation as he wishes so long as he can keep the Democrats on the Committee and in the House on board. That is not always an easy task, however, which is part of the reason why infrastructure legislation historically been bipartisan. It is unclear what T&I Republicans want to happen, specifically, as the Committee considers legislation in the future, but the tone of the Subcommittee hearing on Thursday may be instructive as to how the Committee majority and minority are approaching surface transportation reauthorization issues.





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WELCOME NEW MEMBERS



Jason Downs

We would like to introduce our newest member Jason Downs. Jason grew up in Seattle, Washington and graduated from San Diego State University with a B.A. in Economics. Shortly after graduation, he left paradise “San Diego” for the Oil Patch and shadow interned as an Independent Landman, first landing in Naconowhere “Nacogdoches” Texas. Those first few years as an Independent Landman were spent traveling throughout Texas, Louisiana and Arkansas and finally returning to the “Golden State” in 2009. By 2010, Jason and his wife Sarah Downs (our very own Pipeline/Utilities Committee Chair) started the brokerage Downchez Energy, a land service company serving the California oil patch. In 2013 he accepted a position with Breitburn Operating LP & Pacific Coast Energy Company and served as the California and S. Florida Landman along with assisting in special real estate projects for the SVP. In 2018, Breitburn exited bankruptcy and relocated corporate headquarters from Los Angeles to Houston. Prior to relocation, an opportunity arose at Chevron Pipeline and Power and Jason officially transitioned into midstream and currently serves as the Land Representative for the Los Angeles Basin.

Jason and Sarah reside in Long Beach along with their two children Audrey (age 6) and Miles (age 2) and their two dogs Sparty and Sandy. If you happen to be looking for Jason during lunchtime, you might want to check a seafood or sushi restaurant as those are his favorite foods. Jason likes to spend his free time playing sports and traveling and most recently visited Lake Coeur d’Alene in Idaho. Please make sure and give a big Chapter 67 welcome the next time you see Jason!



Crystal Yancey

We would like to also welcome new member Crystal Yancey! Crystal is a Land Services Manager for SoCalGas. She lives in Huntington Beach and has two daughters, ages 19 and 13 and a dog named Shadow. Crystal is a Southern California native and has a B.A. in Environmental Science as well as an MBA.

Crystal enjoys hiking, reading and occasionally binge watching Netflix. Crystal’s favorite television show is Grey’s Anatomy, favorite food is Mexican and favorite restaurant is Ola Mexican Kitchen. The last book she read is “Daring Greatly” by Brene Brown and the last movie she saw is the classic White Christmas. Crystal’s favorite quote is “it is not the critic who counts; not the man who points out how the strong man stumbles, or where the doer of deeds could have done them better. The credit belongs to the man who is actually in the arena, whose face is marred by dust and sweat and blood; who strives valiantly; . . . who at best knows in the end the triumph of high achievement, and who at worst, if he fails, at least fails while daring greatly” (Theodore Roosevelt as quoted by Brene Brown).

The most influential person in Crystal’s life is her mom because she taught Crystal to work hard, do her best even when it wasn’t easy and to always have compassion. Crystal is very proud of her two daughters and the successful individuals they have become. Wondering what Crystal looks for in people, it’s pretty simple—be honest and kind.

When asked what she likes best about IRWA, Crystal said that she is excited about the opportunity to harness the knowledge and expertise of the network of professionals that belong to our great organization.

MEMBER SPOTLIGHT



Judith Amaro
Land & Right-of-Way
Southern California Gas Company

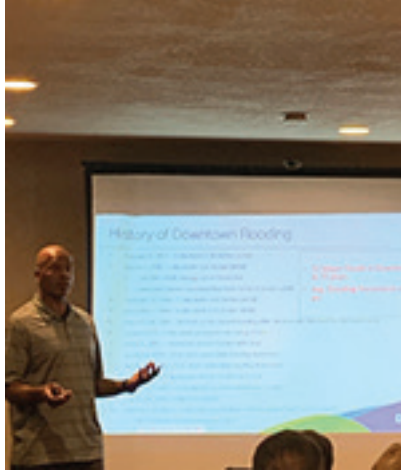
You might recognize Judith—she’s the smiling face checking you in (and taking your money) at the luncheons. Although Judith is a fairly new member, she wasted no time getting involved as she currently serves as Chapter 67’s Treasurer. Thank you Judith for your service—you are doing an amazing job!

Judith is a Land Specialist with Southern California Gas Company and spends her days acquiring land rights for all SoCalGas distribution lines in the Orange County Region. Judith lives in Orange with her husband and guess what—they are expecting their first child! Judith was born in Anaheim and obtained her Bachelor of Science in Landscape Architecture with minors in Business Management and Geographic Information Systems. When Judith is not busy acquiring land rights, she loves spending her time traveling (she’s been to Mexico, India, Spain, Australia, Tasmania, Canada, Peru and Ecuador), camping, hiking (she hiked Mount Whitney in 1 day) and skiing. She also enjoys hanging out with her dog Benny, aka Little B, Big B (and sometimes Benjamin when he’s in trouble—uh oh). The last movie she saw was *Dumbo* and the last book she read was “What to Expect When You Are Expecting”.

The most influential people in Judith’s life are her parents. They came to the United States and learned a new language, gave up their professional careers in Mexico for minimum wage jobs (often a few at a time), didn’t see their families for decades, never took vacations, and saved their grief for when no one could see their tears. Judith knows that they did all of this so that they could provide her siblings and herself an opportunity to go to college and obtain a career. Judith is very grateful for everything her parents have done.

Judith believes that the secrets to success are to surround yourself with people who believe in you and support your ambitions. If you want to stay on Judith’s good side, then have a good sense of humor, be ambitious and have determination. If you don’t want to stay on Judith’s good side, then be late the next time you are meeting her (it’s her biggest pet peeve). Judith has enjoyed getting to know like-minded individuals at IRWA and looks forward to expanding her knowledge about the right of way industry.

HIGHLIGHTS FROM THE NOVEMBER LUNCHEON



HIGHLIGHTS FROM THE TRI-CHAPTER LUNCHEON

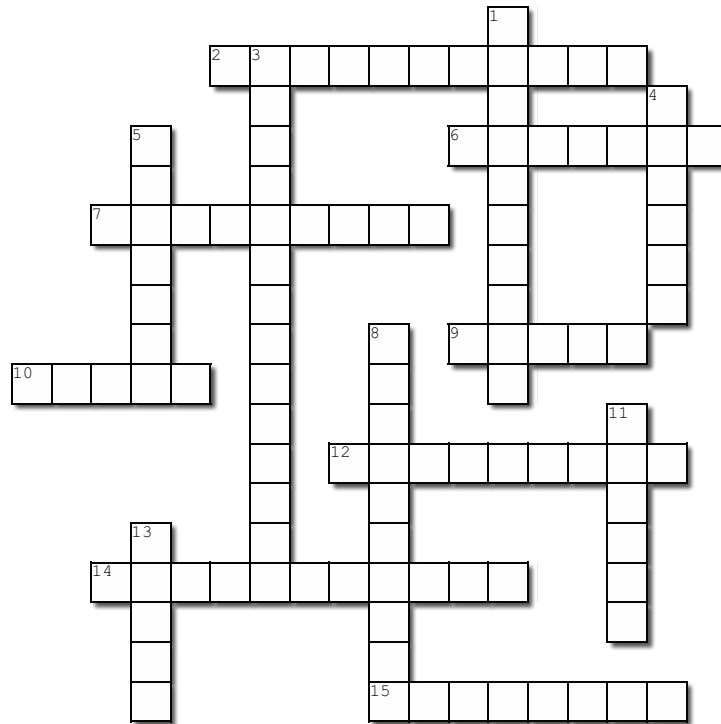


FOR FUN

Name: _____

IRWA December Crossword Challenge

Send your completed crossword to asuh@wss-law.com for a chance to win a free luncheon!



Created using the Crossword Maker on TheTeachersCorner.net

Across

- 2. Location of the 2020 International Conference
- 6. Orange County's first incorporated city
- 7. Estimation of something's worth
- 9. Orange County Native, the 37th President
- 10. Appraiser Standards
- 12. New York NYE Ball is made of this type of crystal
- 14. Native berry in Buena Park
- 15. Primary gas provider in Orange County (for short)

Down

- 1. Christmas plant known to the Aztecs as cuetlaxochitl
- 3. Basic physical and organizational structures and facilities
- 4. Christmas decoration invented in 1882 by Edward Johnson
- 5. "first fruits of the harvest" in Swahili
- 8. IRWA Headquarters Location
- 11. First American President to celebrate Hanukkah at the White House
- 13. Orange County has _____ miles of coastline



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